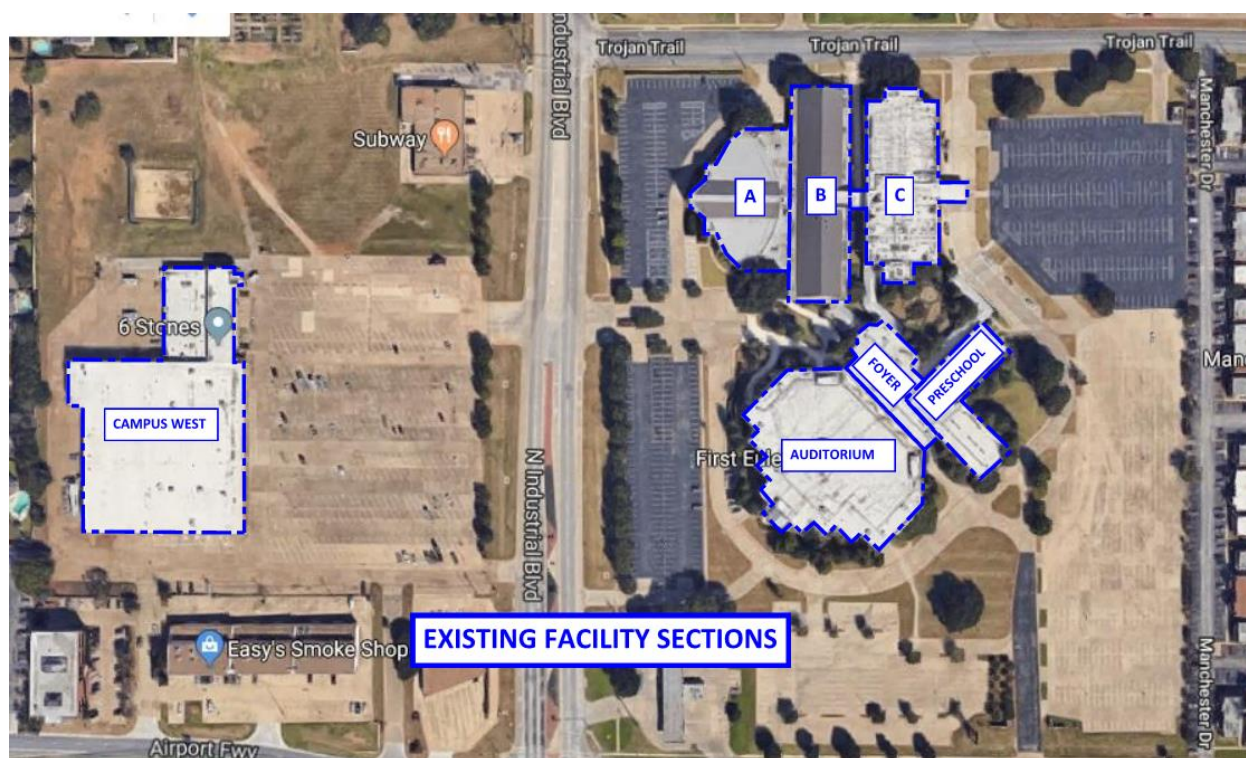


Why Demolishing Building B is the Preferred Option

Introduction

This document provides insight into the development of the plan to demolish the original A-frame buildings (Building B) to construct a new kids and student building. See the “Existing Facility Sections” diagram below for naming convention and layout of the existing facility.



This process originated by a request from Pastor Meador, deacons, and other lay leaders after a time of prayer and seeking God’s direction for assessment of our facilities and recommendations for renovation of our campus. The Eulesse Campus Team (ECT) was formed to reassess and recommend family friendly facilities to maximize worship, attract guests, and connect people of all ages to this church body and community. During the first meeting of the ECT in February 2018, several key components were identified that would define this project. The sale of Campus West (CW) is one of the key decisions that drove the process as follows:

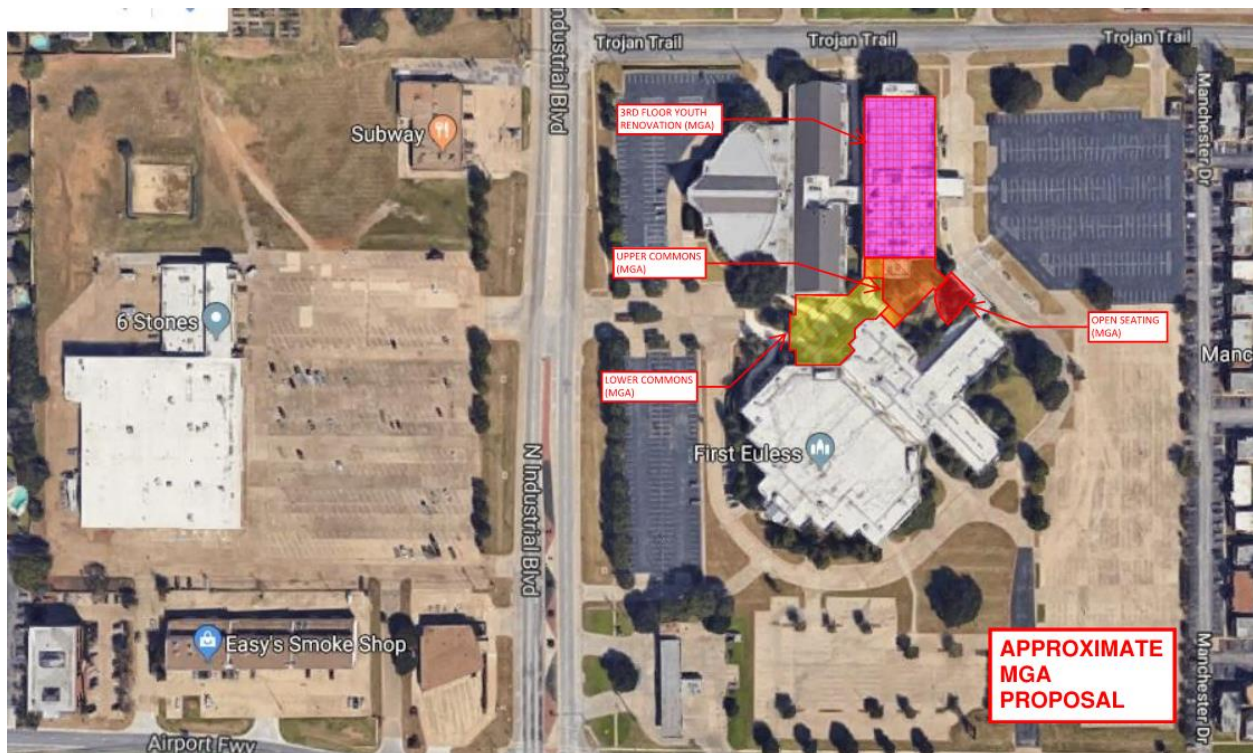
1. All the options presented in this paper assume the sale of CW due largely to the overarching ministry goal of having a unified campus for the whole family.
2. All the options presented require some level of disruption to services and ministries.
3. For all options, it is was considered that access to CW may be required to house various ministry activities during demolition, construction, and renovation operations.

However, over time, it became apparent that any option other than being able to vacate some or all of CW immediately upon the sale of the property may drastically reduce the

pool of potential buyers and the associated selling price. It was deemed prudent to develop a strategy that would require all ministries to be able to function on or near the Euless Campus during this proposed renovation process.

The Starting Point

The first design proposal was prepared by Myrick-Gurosky + Associates (MGA), which included an introduction-scope of work, space analysis & program, campus plan recommendations, phase 1 recommendations, and next steps. The major focus of the design was to provide a new central commons area, reallocation of ministry space, and new exterior drop-off canopies. See the “Approximate MGA Proposal” diagram for a birds-eye view.



The new Lower Commons area would be built between the current Worship Center/Lobby and the existing Buildings B and C. The first floor of Buildings B and C would be primarily used for adult education space. A smaller new Upper Commons area would connect the second floor of Building C and a new combined east covered drop-off area. The second and third levels of Building B would house grades 1-4. The second floor of Building C would be used for grades 5-6. The third floor of Building C would be renovated for junior high and high school students.

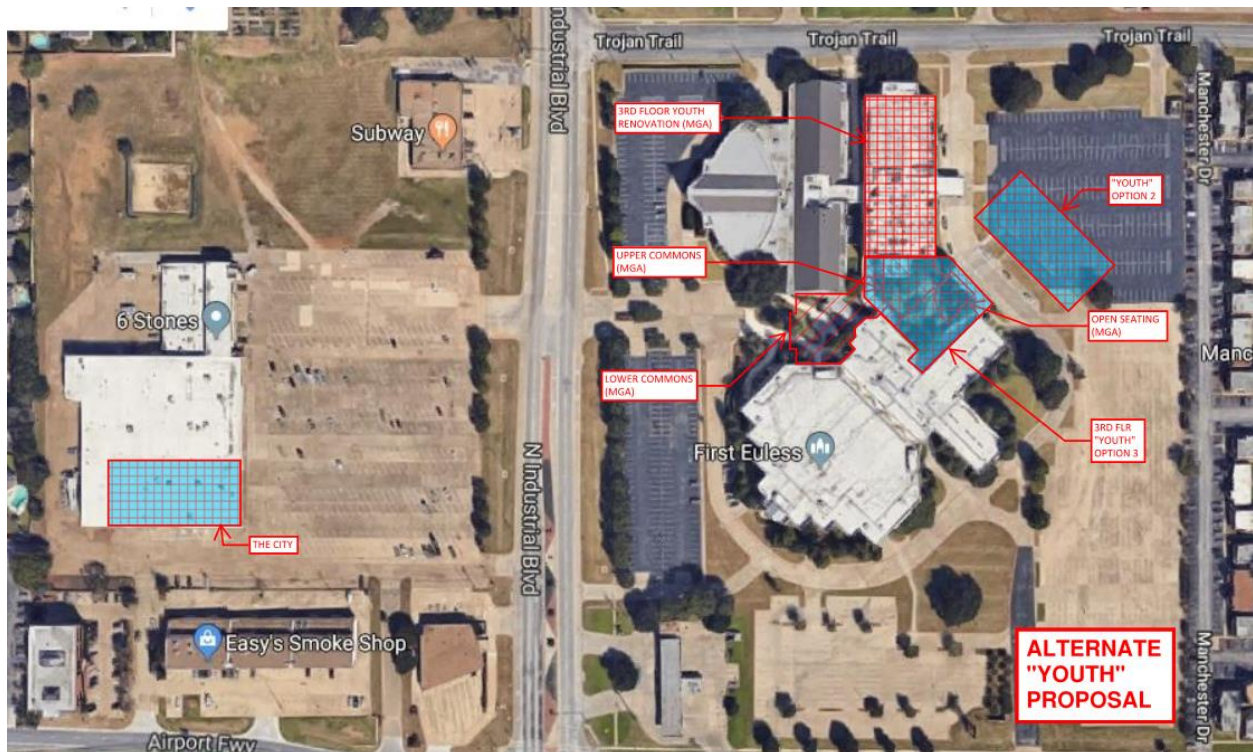
In anticipation of such renovations, Pre-k/K children were moved into the preschool building. This move freed up space on the second floor of Building C for other uses.

After its February 2018 launch, the ECT performed a cursory review of MGA’s design:

1. In general, the design was insightful and provided a starting point for interaction with the design team. Refinement of the plan was needed to present to the overall church.
2. The documents were very conceptual and could only be used to establish an order of magnitude budget for cost estimating purposes.
3. We began to gain a sense of how space usage could be reorganized for better use.
4. The layout of a new commons area began to enable us to see how this could transform the functionality and feel of our campus.
5. Their proposed design was based upon a mix of information provided to them and their assumptions made based upon their experience with other churches.
6. It was apparent that we needed further interaction with the design team to provide feedback to customize these recommendations for our specific ministry needs.
7. Among several items noted, one area that seemed to be a disconnect was the plan for the student ministry, which spurred many discussions toward an alternate solution.

The Student Ministry Challenge

A new “large” multi-purpose room integrated with Upper Commons and a new stand-alone Student Ministry Building, were the first of the alternates proposed by ECT members in March 2018. The goal was to address the issue raised that, unless we completely change how we minister to students, trying to fit them within the existing facility without disrupting other groups may not be a feasible option. See the “Alternate ‘Youth’ Proposal” diagram below.



One challenge is to acoustically isolate noise between students from adjacent ministries. Also, the above proposal tried to replicate The City at CW as much as possible. Initial options began to

provide feasible solutions for student ministry, but ECT members did not have alignment of an acceptable solution. Therefore, the ECT sought additional input.

The Overall Ministry Challenge

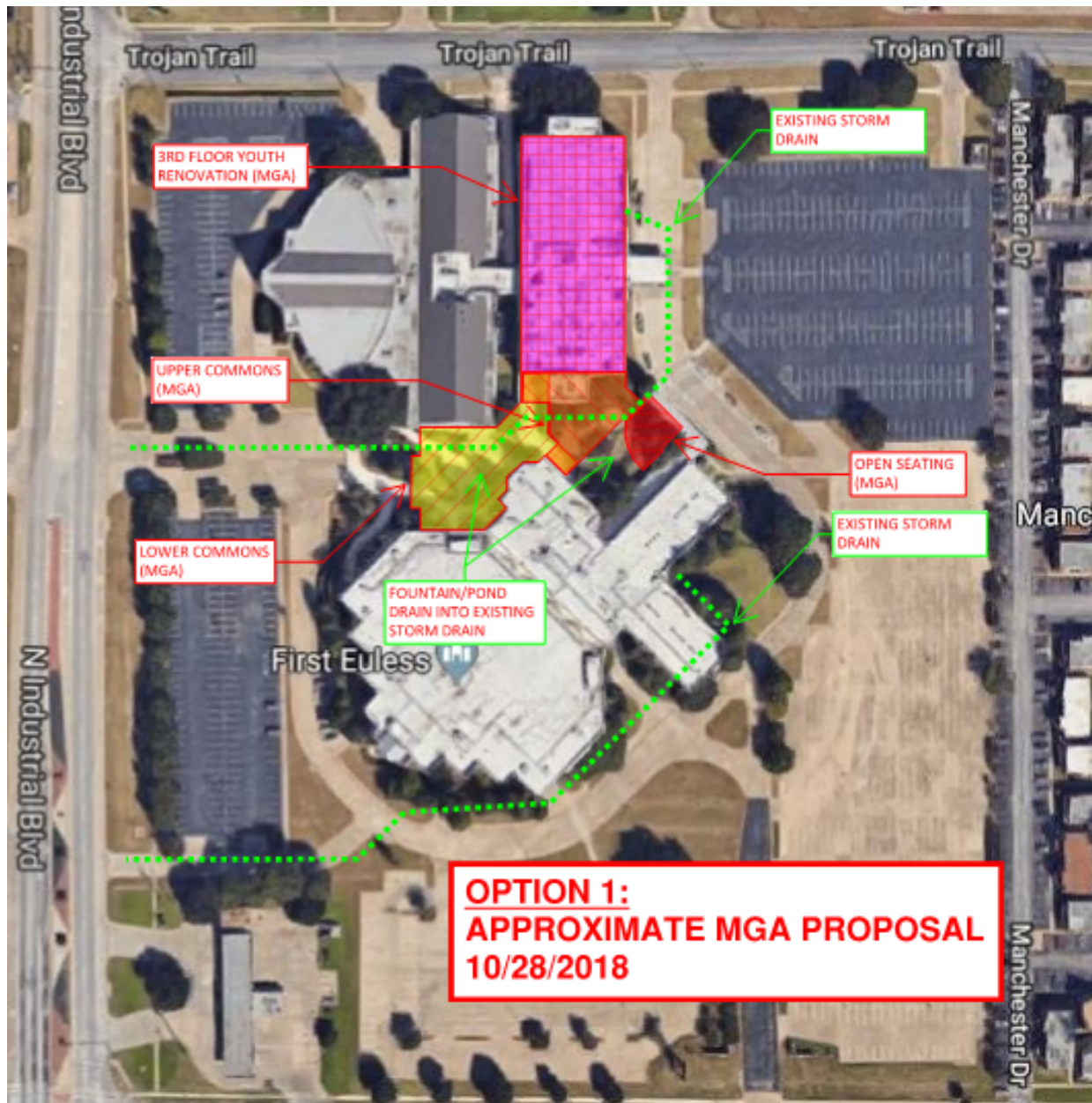
From the beginning, one of the main goals set by the ECT was to evaluate the design proposals in light of what would help fulfill our vision, mission, and ministry. It became apparent that the ECT needed ministry staff input for how buildings could facilitate ministry. That request was sent to the ministry staff and the result was delivered in October 2018 - "Winning Vision Reports" prepared by the Preschool & Kids, Student, Adult, and Worship ministries.

An eye-opener of the staff reports was that to "win," the Kids Ministry needed a new building. For so long, our Kids ministry has been housed on the 2nd and 3rd levels of a building that was built in the 1960's, in a space that was not designed for the needs of today's kids. This helped highlight another obvious challenge: how to make the entire campus "family friendly" for all ages.

The original three options considered in March 2018 were: Option 1: Approximate MGA Proposal, Option 2: New "Large" Multi-Purpose Room Integrated with Upper Commons, and Option 3: New Stand-Alone Student Ministry Building. The "win" reports led to the next set of options: Option 4: Demolish Existing "B" Building and Replace with New Education Wing and Option 5: Demolish Two Upper Floors of Existing "B" Building and Add New Second Level.

There were concerns with demolishing Building B since the majority of mechanical, electrical, and fire protection systems for the "older" half of the complex are housed in a low roof area between the A-frame buildings. As this would essentially require all new equipment and cut-off the Chapel from these services, Option 6 was considered: New South Side Kids Ministry Building.

All the options include a Commons Area connector that is deemed essential to link all the major ministry areas, simplify and shorten travel distances between buildings, and establish sight lines to each. The new Commons Area is to serve as a gathering space for connection, large group events, and mid-week meetings. Each option, along with the associated pros and cons, were evaluated by the ECT as noted on the following pages.



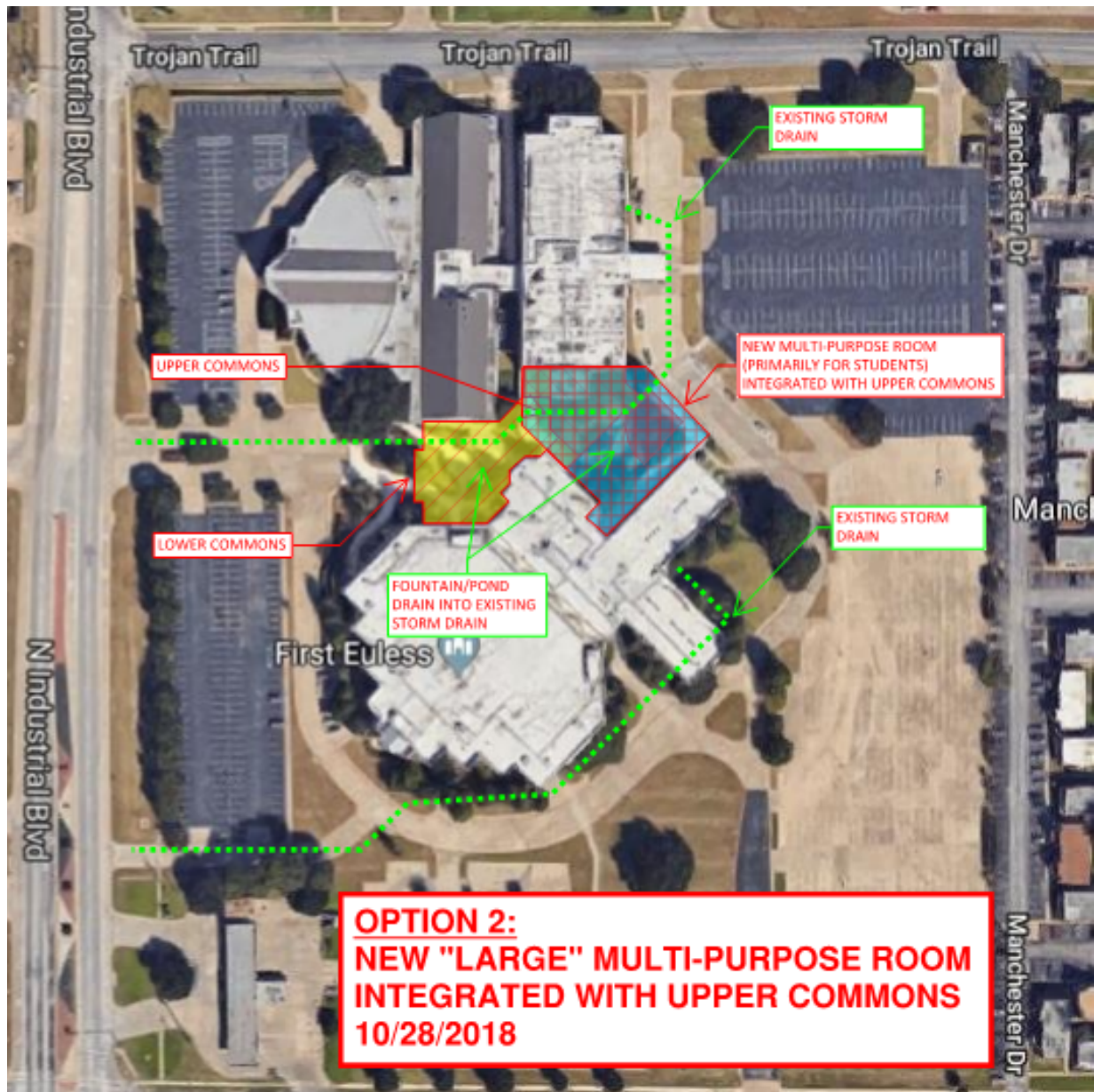
Option 1: Approximate MGA Proposal

Pros:

1. No impact on parking space.
2. Reallocates existing space.
3. Lowest cost for new construction.

Cons:

1. Layer of ministries not well conceived with students over kids over adults and no good way to control noise and vibration between levels.
2. Inadequate spaces with limited ceiling height for kids and student worship.



Option 2: New “Large” Multi-Purpose Room Integrated with Upper Commons

Modify the Level 2 Upper Commons to provide a large multi-purpose room that fills the landscaped area between the Foyer and the East drop-off canopy. The primary usage of the large multi-purpose room would provide space for the Student Ministry and allow for flexibility of house other large group meetings with audio/visual amenities.

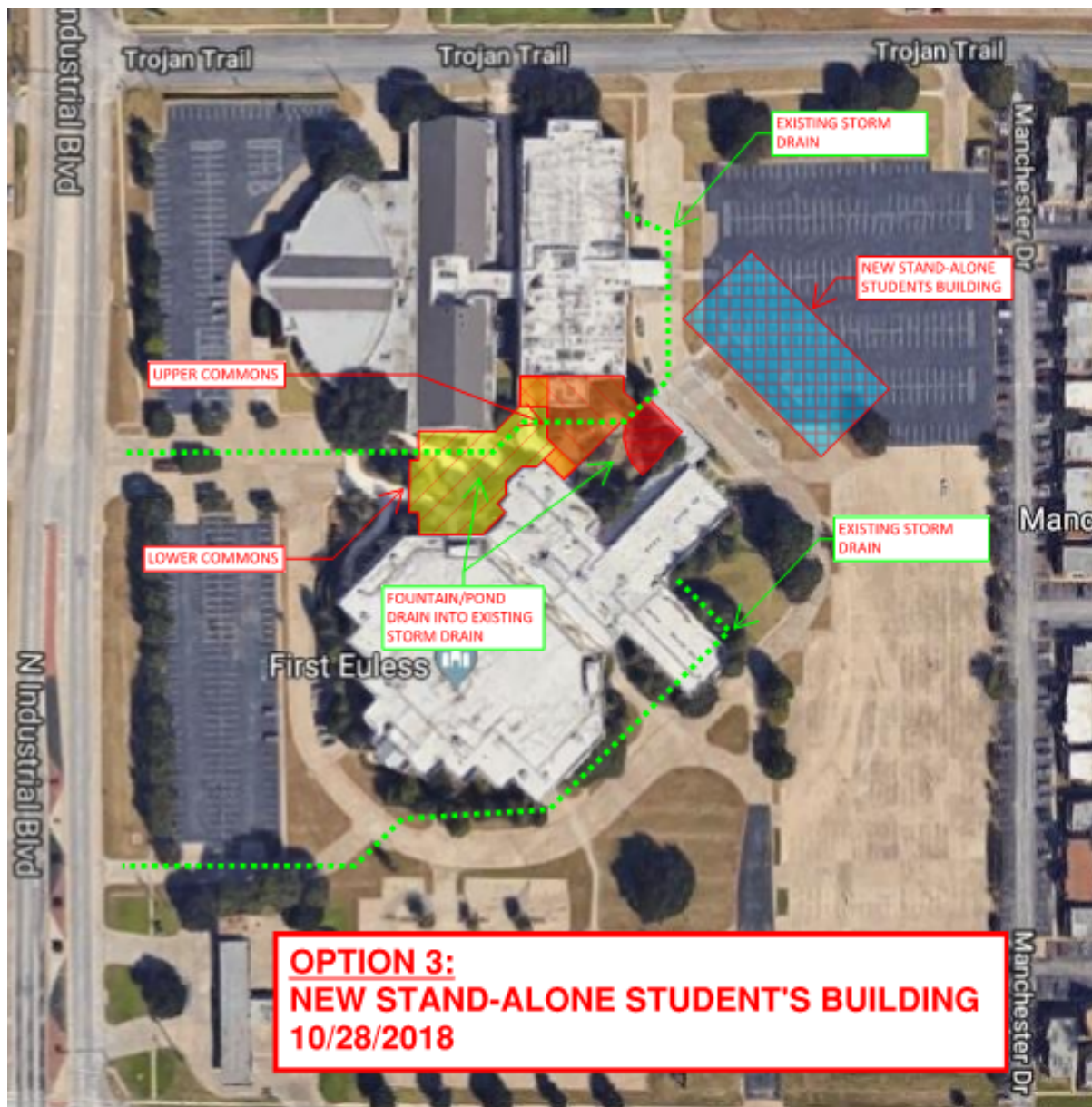
Pros:

1. New space for Student Ministry
 - a. No impact on parking space.
 - b. Opportunity to acoustically treat the space.
 - c. Flexible space for additional events.

- d. Shared vertical support structure and foundations with Commons Connector.
- 2. Control rain water run-off by completely filling the landscape/fountain area.

Cons:

- 1. Underfloor crawl space
 - a. Earthwork to remediate landscape/fountain area with mud slab and costly retention walls
 - b. Crawl space access and ventilation.
- 2. No real improvement for Kids Ministry.



Option 3: New Stand-Alone Student Ministry Building

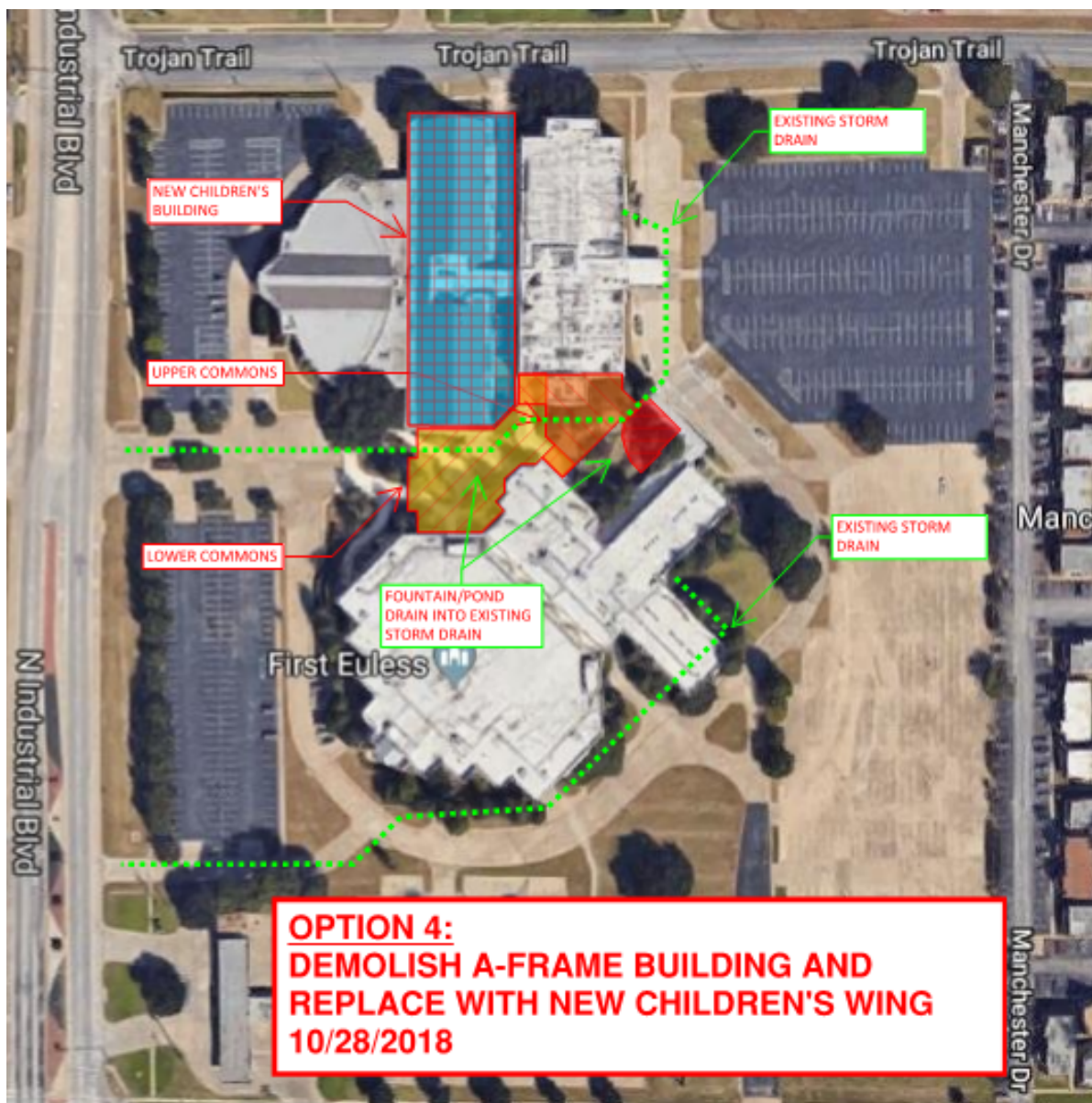
Construct a new stand-alone Student Ministry Building.

Pros:

1. Quick start of construction and finish since independent of existing facility renovation.
2. Least cost option for new Student Ministry construction.
3. Able to build to suit.

Cons:

1. Reduces parking count.
2. Distance from new Commons Connector.
3. No real improvement for Kids Ministry.



Option 4: Demolish Existing “B” Building and Replace with New Education Wing

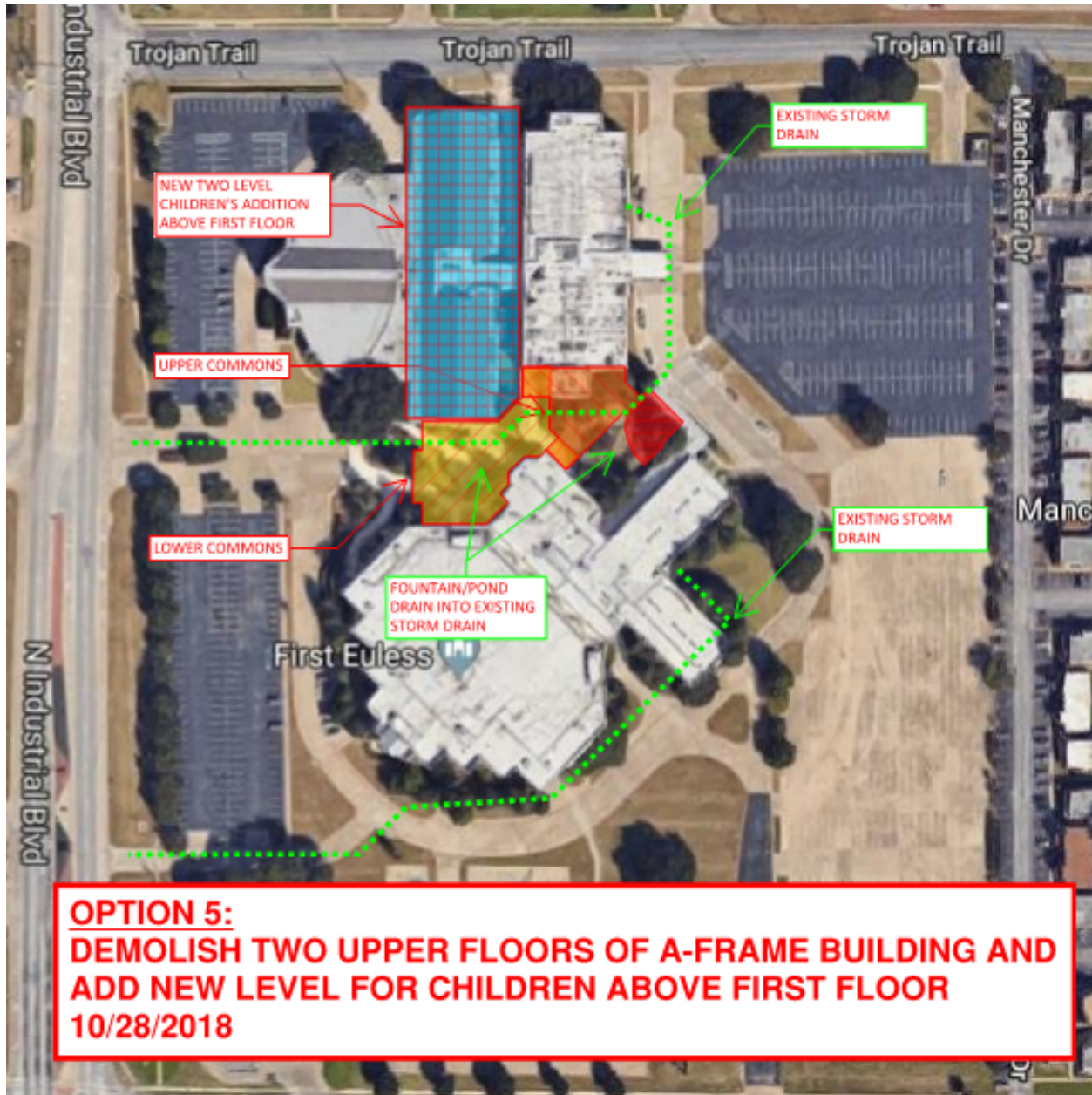
Completely demolish the existing “B” Building and construct a new two-story building that would house the Kids and Student Ministries.

Pros:

1. No impact on parking count.
2. Able to build to suit; creating the unique space required for each ministry.
3. All ministries accessible by Commons Connector.
4. No longer limited by inefficient space of outdated building.
5. New mechanical/electrical/plumbing (MEP) equipment with lower operating costs.

Cons:

1. Installation and/or re-routing fire protection and MEP for “A” Building operation prior to demolition.
2. More disruption than other options and more elaborate phasing requirements.
3. Added expense and schedule impact for demolition.



Option 5: Demolish Two Upper Floors of Existing “B” Building and Add New Second Level

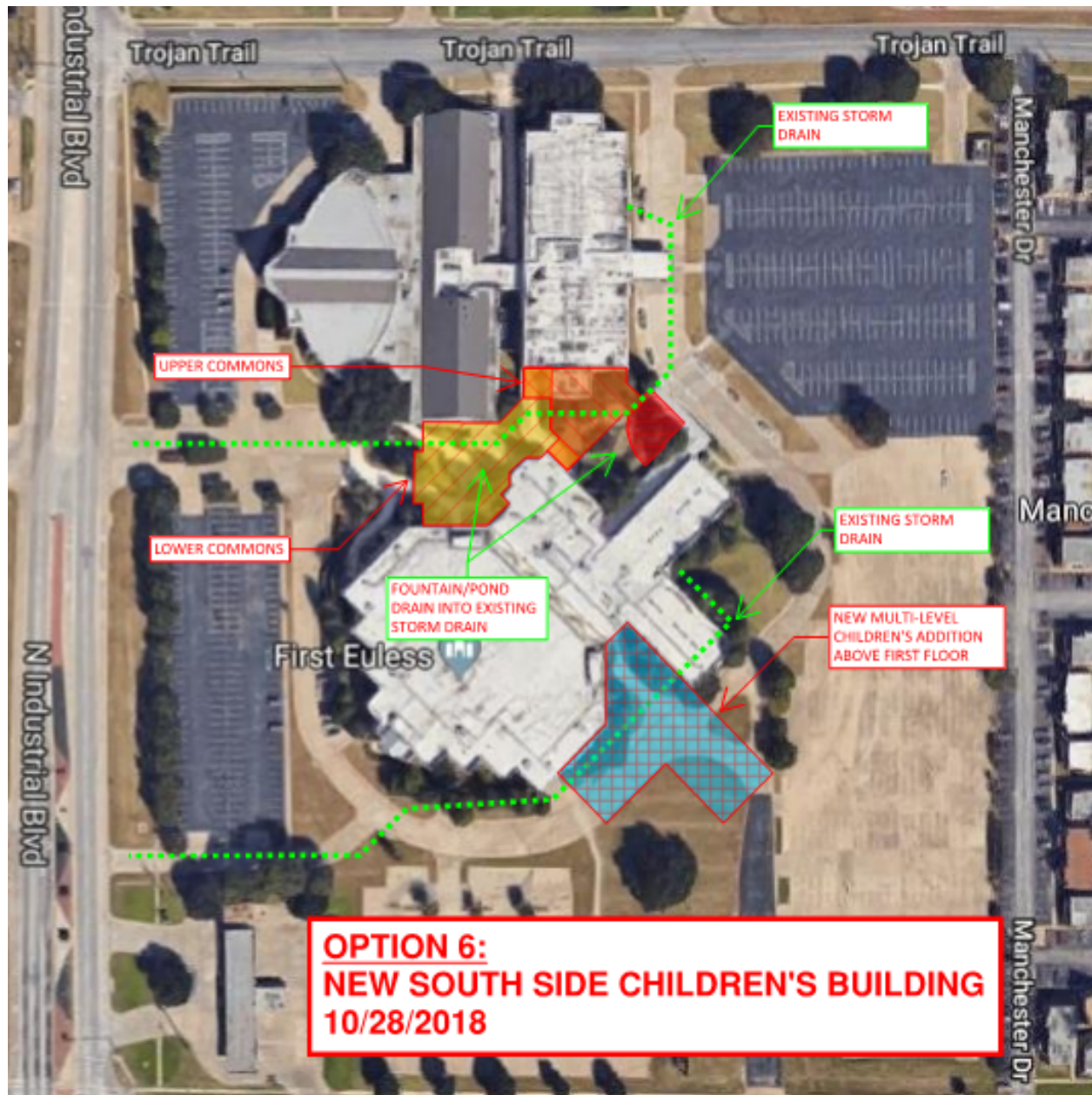
Partially demolish the existing “B” Building A-Frame floors and construct a new long-span roof structure over the existing First Floor Building.

Pros:

1. No impact on parking count.
2. Able to build Second Floor to suit; creating unique space required for each ministry.
3. All ministries accessible by Commons Connector.
4. No longer limited by inefficient space of the upper floors’ A-frame construction.
5. New mechanical/electrical/plumbing (MEP) equipment with lower operating costs.

Cons:

1. Some installation and/or re-routing fire protection and MEP for "A" Building operation prior to demolition may be required.
2. More disruption than other options and more elaborate phasing requirements.
3. Added expense and schedule impact for demolition.
4. May require strengthening of existing Level 2 structure to current Building Code Standards and partial repair of floor for damage from upper floor demolition.



Option 6: New South Side Kids Ministry Building.

Pros:

1. Fairly quick start of construction and finish
2. Mostly independent of existing facility renovation.
3. Lower cost option for new construction.
4. Able to build to suit.
5. All ministries accessible by Commons Connector.

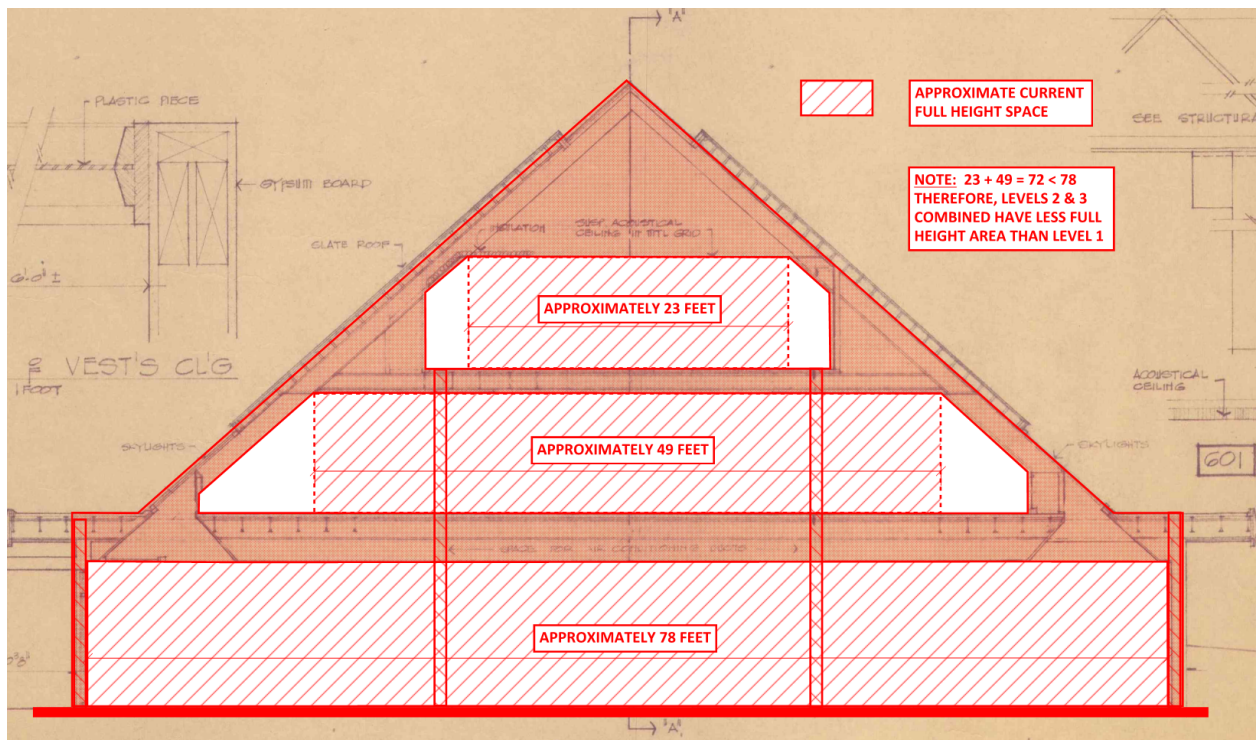
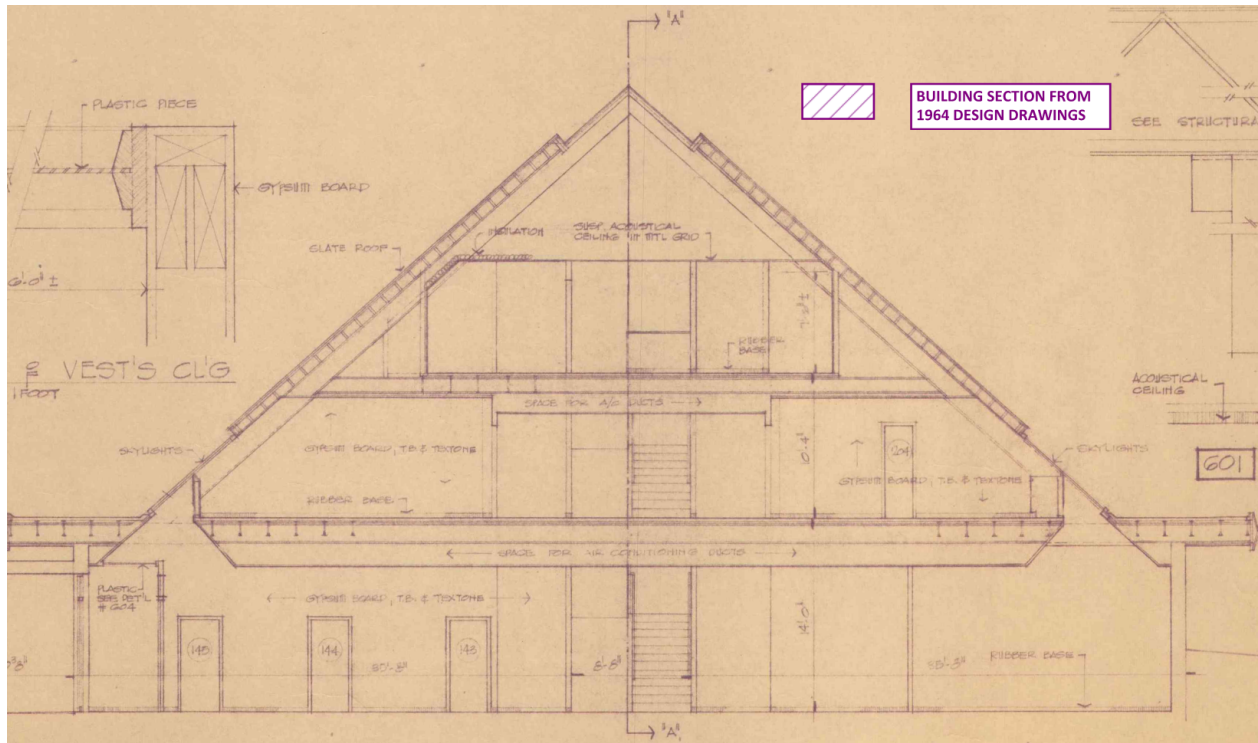
Cons:

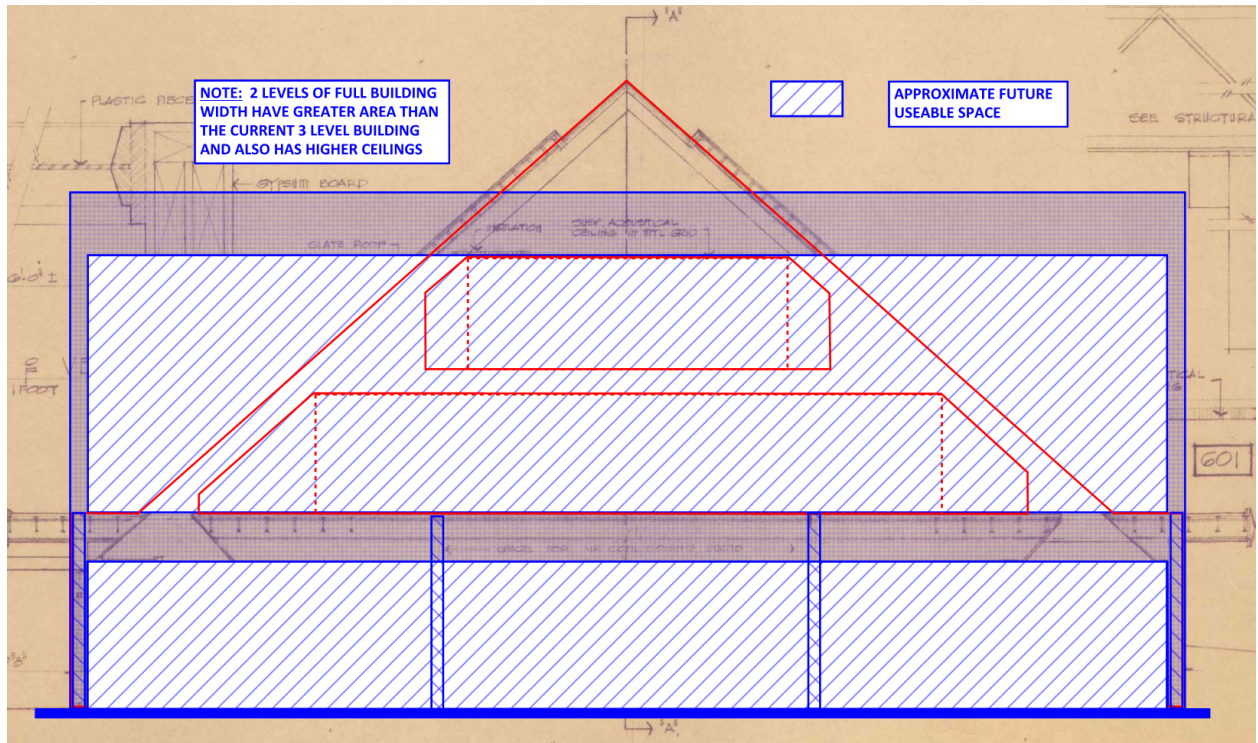
1. Reduces parking count.
2. Coordinate with existing buildings' foundations and underground storm drain.
3. Re-routes fire lane to the south.
4. Additionally, one of previously listed options must be utilized for Student Ministry.

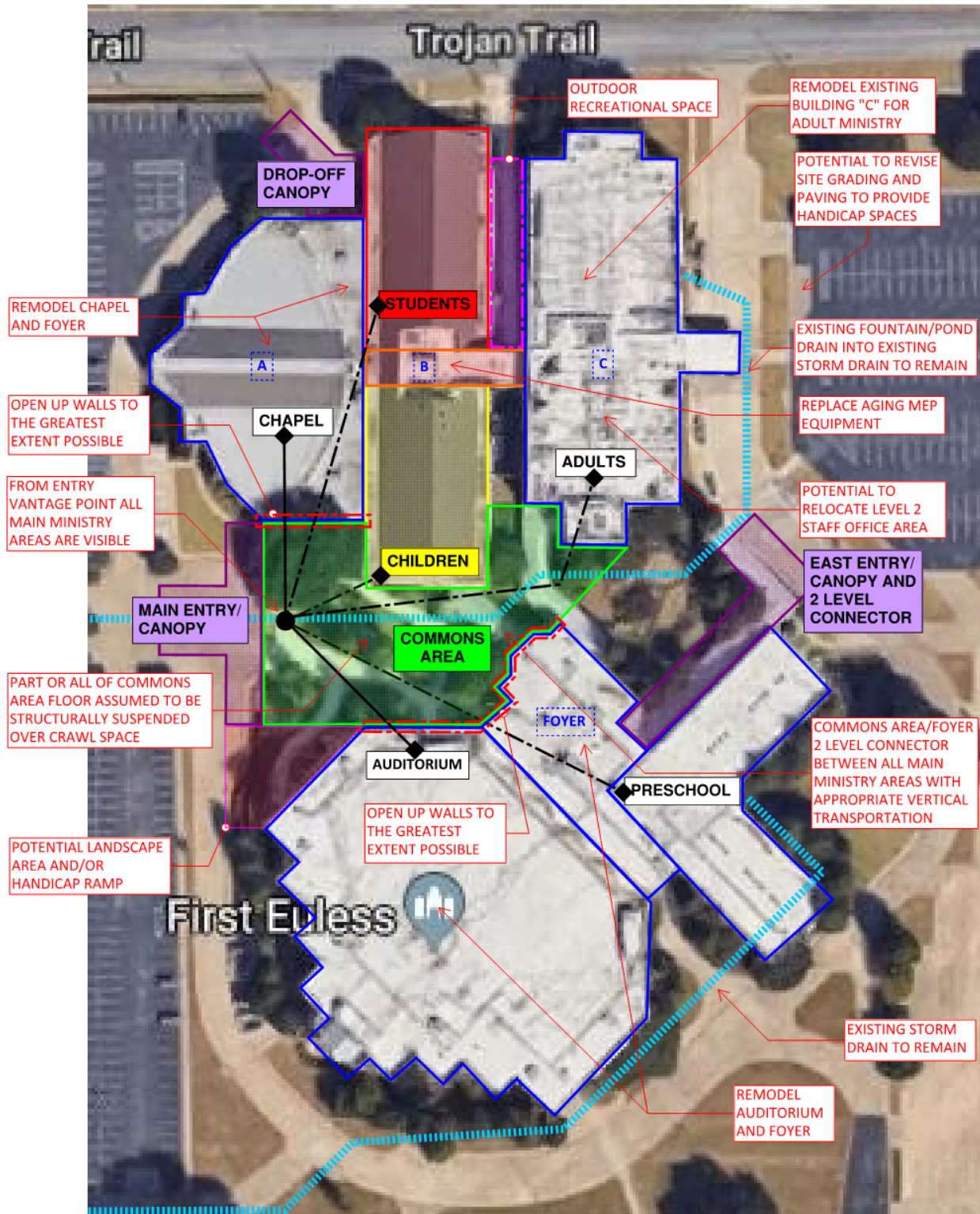
Narrowing Down Choices

As discussions continued, the ECT kept coming back to the options to demolish Building B. We had to develop a strategy to overcome the obstacles. This involved reaching out to the Building Official, Fire Marshal, and various contractors for input, resulting in the following:

1. Many renovations and repairs have been done to maintain these aging buildings. Ongoing maintenance costs will likely increase as the A-frame buildings age.
2. Before demolition could occur, a new route for fire protection and power lines could be installed to enable services to be held in the Chapel. This would minimize disruption.
3. The initial concern regarding the loss of the existing mechanical and electrical equipment was resolved when considering the efficiencies gained in new, more efficient design that would pay for itself over time and reduce ongoing maintenance costs.
4. Early estimates of demolition costs appear to fit well within proposed budgets.
5. With the removal of the A-frames and the associated limitations of the space and poor utilization of the building footprint, a new two-story structure could be constructed with space for both the Student and Kids Ministry. See the "Building Section From 1964 Design Drawings", "Approximate Current Full Height Space", and "Approximate Future Useable Space" diagrams for further description.
6. It was initially thought that there would be cost and schedule benefits to remove only the A-frame levels above the first floor of Building B, Option 5. As this was considered to be the best scenario, it presented in the Request for Proposal (RFP) to the prequalified architectural design firms. See "Building B Option(-s) Expanded" diagram.



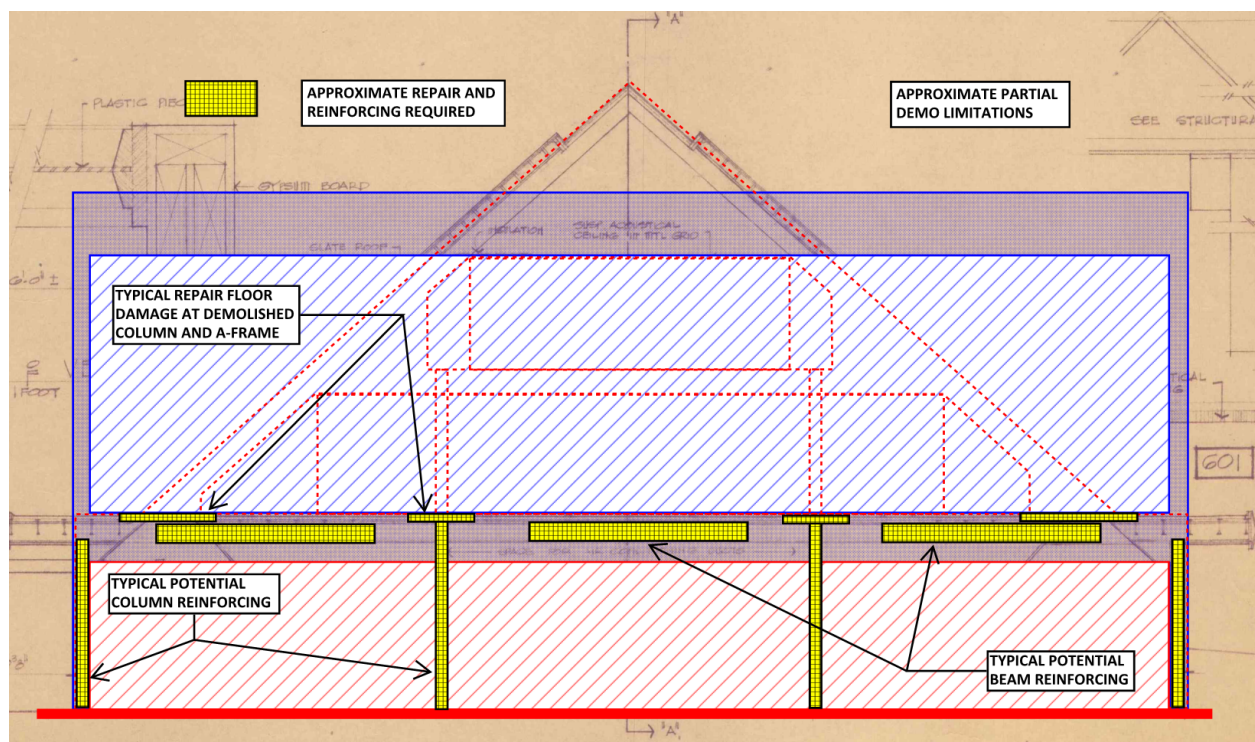




BUILDING B OPTION(-S) EXPANDED:
 DEMOLISH TWO UPPER FLOORS OF A-FRAME BUILDING AND ADD LONG-SPAN ROOF
 OVER SECOND FLOOR FOR TWO-LEVEL STUDENT AND CHILDREN MINISTRY BUILDING
 12/13/2018

Choosing a Winner

During interviews with prospective architects, a common theme became apparent - if the existing level 2 of the A-frame buildings could safely support the design loads for the new intended usage without significant reinforcing the structural members. From a design and layout perspective, the existing column layout of the A-frame building severely limited the design of new education spaces for the proposed first floor. Therefore, the ECT requested preliminary pricing information from demolition contractors for both schemes being considered. The resulting conclusion was that it would actually save money and time to remove the entire Building B. Not including required structural reinforcing, there would also be additional repairs required to the existing level 2 floor due to the partial demolition. In addition, the entire demolition of Building B would enable a design to maximize the potential for the space. See “Approximate Partial Demo Limitations” diagrams for further description.



Forging Ahead

Therefore, the ECT's preferred option – the best “win” – is to say goodbye to Building B. This approach felt radical initially, but it appears to provide the best opportunity to transform the Euless campus and meet ministry goals. It may not necessarily be the easiest or least expensive choice, but the ECT believes it is the option that best positions us to expand our long legacy of ministry and being used by Jesus Christ for the work of His Church.

This concept is at the core of what we hope to be a transformational change of our Euless Campus that is being designed by HH Architects. A Master Plan, along with design for renovation scope of work, is currently under development with the goal to benefit all age groups.